

## **SITE PLAN REVIEW AGENDA**

**Tuesday, February 28, 2017**

### **NEW SITE PLAN REVIEW APPLICATIONS**

**File #:** SP-25-16-17  
**Applicant:** Jim Newton (Lamar Advertising)  
**Address:** [687 Lee Road](#)  
**Zoning District:** M-1/Mount Read-Emerson Urban Renewal District  
**Description:** Construct new freestanding, 35' tall, 672 sf, double-sided, advertising sign (billboard). One side will be conventional, one side will be digital.

**Requirement for Site Plan Review:** 120-191D(3)(a)[15]: New advertising sign structures  
**Site Plan Type:** Minor  
**Quadrant:** NW  
**Enforcement:** No  
**SEQR:** Type 2 (Chapter 48-5B(14))  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-26-16-17  
**Applicant:** Jim Harrison (Rochester Regional Health)  
**Address:** [1425 Portland Avenue](#)  
**Zoning District:** Planned Development #6  
**Description:** Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.

**Requirement for Site Plan Review:** 120-126B(2): All incremental development plan approvals shall require site plan approval as set forth in Section 120-191  
120-191D(3)(a)[16]: In planned development districts, incremental development as defined in Section 120-126B of this chapter.

**Site Plan Type:** Minor  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238

**File #:** SP-27-16-17  
**Applicant:** C. Mitchell Rowe (City of Rochester)  
**Address:** [80 Culver Road](#)  
**Zoning District:** O-S  
**Description:** Install dog park within Cobb's Hill Park. Dog park will be ¾ acre.

**Requirement for Site Plan Review:** 120-191D(3)(a)[11]: Projects within an O-S Open Space District  
**Site Plan Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Unlisted [to be confirmed]  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

### **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** **SP-20-16-17**  
**Address:** [419 Thurston Road](#)  
**Zoning District:** R-1  
**Description:** Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Site Plan findings pending

**File #:** **SP-21-16-17**  
**Address:** [586 Lyell Avenue](#)  
**Zoning District:** C-2  
**Description:** Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Revised drawings submitted 2-14-2017; Site Plan findings pending

**File #:** **SP-22-16-17**  
**Address:** [300 Ormond Street](#)  
**Zoning District:** M-1  
**Description:** Construct addition to existing manufacturing operation (Adflex), including three loading docks.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Project reviewed by REC 2-16-2017, recommended neg dec. Scheduled for PRC review 3-1-2017. DES water and forestry have requested conditions on the approval. Site Plan approval pending.

**File #:** **SP-23-16-17**  
**Address:** [40 Silver Street](#)  
**Zoning District:** M-1  
**Description:** Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings pending

**File #:** SP-14-16-17  
**Address:** [581 Lyell Avenue](#) (site includes 575 and 585 Lyell Avenue)  
**Zoning District:** C-3  
**Description:** Legalize the change of use from truck center to two separate tenant spaces: (1) medical transport operation (passenger cars) with storage, maintenance and dispatch of fleet vehicles (Dakota Medical Transportation), and (2) a vehicle repair operation (Upstate Auto Emporium)  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan Approval, with conditions, issued 2-10-2017

**File #:** SP-15-16-17  
**Address:** [101-113 Franklin Street](#) (AKA 115 Franklin) and 106 Pleasant Street  
**Zoning District:** CCD-B  
**Description:** Legalize existing 36 space (approx.) parking lot and expand to create a 74 space parking lot to serve the Sibley Square development  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Project approved by TCB 2-21-2017. DEQ to provide comments re: underground tanks. Site Plan Approval, with conditions, pending.

**File #:** SP-16-16-17  
**Address:** [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)  
**Zoning District:** C-2  
**Description:** Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.  
**Requirement for Site Plan Review:** 120-191D(3)(a)[19]: Any development or redevelopment that involves the installation of a new curb cut in the public right-of-way of a minor arterial (North Clinton)  
 120-191D(3)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-2  
**Site Plan Type:** Minor (Project revised to eliminate trigger for Major Site Plan review)  
**Quadrant:** NE  
**Enforcement:** Yes (1049-1051 North Clinton)  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

#### **PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**[1850 University Avenue](#), M-1.** Replace a conventional advertising sign (billboard) with a digital advertising sign on an existing sign structure. A separate existing advertising sign 188 feet southeast of the existing sign (on the same parcel) will be removed.